ChatGPT

# Garrison Shores Owners' Association (GSOA/ GLSOA): History and Timeline

**Origins (1980s)** – Garrison Shores began as a cottage development on Garrison Lake near Arden, Ontario. In the early 1980s Ontario Homestead Lands purchased the property and sold dozens of small lakeside lots ("circular campsites") to individual buyers [1] [2]. Those buyers informally formed the **Garrison Shores Owners' Association (GSOA)** (sometimes called Garrison Lake Shores Owners Assoc.) to manage shared interests. From the start the development suffered legal "title defects": owners had no clear deeds to their lots [1] [3]. By 1997 the Ministry of Housing even granted draft approval for a condominium plan to fix titles, but the owners failed to meet the conditions and the approval lapsed [4] [3]. Central Frontenac Township (formed from old Kennebec Township) inherited this issue and continued work to legalize the lots.

**Official Plan and Zoning Amendment (2006–2007)** – In the mid-2000s Central Frontenac staff devised a planning solution. A special amendment to the Official Plan and Zoning By-law was proposed to legitimize the existing **53-lot** Garrison Shores development and protect the lake environment [5] [6]. A public meeting in May 2006 (Council minutes) described the proposal: the lots would be divided into four clusters, new development would require hydrogeological study, and a 15 m vegetative lake buffer was mandated [7] [8]. Council's consultant noted that no further expansion could proceed without study.

Central Frontenac Council enacted the plan in mid-2007. In July 2007 it approved a "Waterfront Special Exception Holding Zone" bylaw that made the 53 existing lots legal and allowed the GSOA to register a condominium agreement [9] [10]. This change meant owners could finally get deeds to their land, more than 20 years after purchase [9] [10]. However, some residents objected: one owner (Jeff Dubois) argued that transferring much of the shoreline to individual lots (18 lots extend to the lake) would harm the environment. He cited a 2003 Quinte Conservation Authority opinion that the shoreline be kept as common property [11] [8]. The council passed the bylaw unanimously [12], but Dubois immediately appealed the Official Plan amendment to the Ontario Municipal Board (OMB) over the shore-access issue. (Ultimately a covenant was used to address this dispute [13].)

**Plan of Condominium (2009–2011)** – To resolve the title issue, the GSOA pursued a vacant-land condominium. On May 14, 2009 the association's agent (Nelligan O'Brien Payne LLP) submitted a new plan of condominium application to Frontenac County [14]. The County deemed it complete on October 12, 2010 (County File 10CD-2010/001) and, by provincial law, required a public meeting. Central Frontenac staff held the public meeting on November 23, 2010 [14].

County Council then reviewed the plan. In April 2011, the Council **draft-approved** the condominium plan for Garrison Shores (Lots 17 & 18, Concession 7, and part of Concession 8 plus the road allowance) subject to standard conditions [15]. At the Council meeting, the GSOA's lawyer (Deborah Bellinger) explained that one outstanding concern (lakefront ownership) had been addressed by covenant and had not been previously appealed successfully [13]. Council resolved to authorize issuance of draft approval [15].

Over the next months the association cleared the conditions (with letters from agencies and the township) and submitted the final plan. In December 2011 Frontenac County Council gave **final**

**approval** to the condominium plan. The Official Record states that "Council of the County of Frontenac… grant final approval to the plan of condominium submitted… on behalf of Garrison Shores Owners' Association (GSOA)" (File 10CD-2010/001). In other words, after roughly 30 years owners could finally receive legal deeds [16]. Central Frontenac then executed the "vacant land condominium agreement" in August 2011 [17]. The Mayor even exclaimed "Hallelujah… it's about time this was settled," noting the owners' long wait for clear titles [18].

**Association Structure and Community (2011–present)** – Legally, Garrison Shores became a *vacant-land condominium*, administered by a condominium corporation (Condo Corp No. 70). The GSOA serves as the governing corporate body. Owners now each hold a "standard unit" lot and share common elements (roads, dock areas, a communal beach, etc.) [6] [19]. According to real estate records, Association fees run roughly $60–70 per month. For example, one sale brochure notes "Full ownership with only $62 per month association fees [which] include snow plowing, year round road maintenance, access to private beach, boat launch and more" [20]. Another listing explains that each lot is in "FVLCC #70" (the condominium corporation) and that owners have shared access to a sandy beach, shower house, boat launch and other facilities on Garrison Lake [19]. In practice, the GSOA now maintains the private roads and lake amenities under the Condominium Act.

Even after incorporation, some policy disputes lingered. In 2011, Council records note an owner had appealed waterfront ownership to the OMB; this was handled by an earlier covenant [13]. The initial contention over shoreline vs. communal ownership has largely been settled by the condominium structure (owners who did not get individual waterfront lots can still use the communal beach across the lake [8] [19]). Today the Central Frontenac Official Plan and Zoning By-law continue to recognize Garrison Shores (GLSOA) as a unique special-policy-area: up to 53 residential lots with private on-site services [6].

## Disputes and Controversies

- **Shoreline Ownership (2006–2011):** The main dispute throughout this history concerned lake access and environmental protection. Early in the OPA process (2006), one owner (Jeff Dubois) objected to giving lots individual frontage that had been held in common [8]. He argued (citing Quinte Conservation) that communal ownership of an 8-metre shoreline buffer was ecologically preferable [8] [11]. The Association's planning response was to require a 15 m vegetative buffer on all lots; Council ultimately sided with approving the plan. Dubois filed an OMB appeal of the 2007 Official Plan amendment but it was resolved without overturning the plan (Council minutes note the concern was addressed by a covenant) [13]. When the condominium was finalized, much of the shore was deeded to individual lots but the GSOA did retain communal shoreline amenities (a private beach and dock) for general use [8] [19].

- **Condo Conditions and Technical Issues:** Two minor issues were raised late in 2011. A councillor asked whether year-round use should be restricted (it was already allowed) [21]. Another question concerned fuel-oil tanks (some homes heat with oil); this was clarified as non-commercial fuel storage and was deemed acceptable. No unresolved conditions remained by the time of final registration.

- **Internal Association Governance:** A few owners expressed frustration with the process. In 2007 a resident urged deferral of the zoning bylaw vote for an association meeting, but most owners wanted it passed [22]. After final registration, the association set annual fees and elected directors under the Condominium Act (details not publicly reported). The association's legal representatives were noted at different stages: Julian Walker (Barrister) spoke for the GSOA in

2007 [10], and lawyer Deborah Bellinger (Nelligan O'Brien Payne) presented the plan in 2011 [23]. No news reports indicate major leadership changes; today the GSOA board operates privately to manage roads, dues, and lake facilities.

## Timeline of Key Events

- **1980s:** Ontario Homestead Lands develops *Garrison Shores* on Garrison Lake, selling 100+ cottage lots. Owners form a cottager association (later GSOA) to manage shared areas [2]. Titles prove defective.
- **1997:** Province grants draft approval for a condominium plan, but conditions aren't met and approval lapses [4].
- **2002:** GSOA submits a new vacant-land condo plan to planning authorities [24].
- **2005–2006:** Central Frontenac begins amending its Official Plan and Zoning By-law for the site [25]. A May 2006 public meeting explains the proposed four-cluster layout and lake protection measures (15 m buffer) [7]. One owner protests giving lots direct waterfront (preferring common shore) [26].
- **July 2007:** Council passes a zoning amendment ("Waterfront Special Exception Holding Zone") and an Official Plan amendment, legalizing the 53 existing lots [9]. Under this bylaw, owners can register a condo agreement and finally obtain deeds. One owner (Dubois) appeals the OPA to the OMB, but proceedings are settled with a covenant and do not derail the plan [13] [27].
- **Oct 2008:** Due to changes in the Planning Act (Bill 51), the association is advised to submit a new condominium application [28].
- **May 14, 2009:** Condo plan application submitted to Frontenac County (File 10CD-2010/001) [14].
- **Nov 23, 2010:** County holds the required public meeting on the condo plan [14].
- **Apr 20, 2011:** County Council draft-approves the Garrison Shores Vacant Land Condo plan (subject to conditions) [15]. All clearance letters are later obtained.
- **Aug 13, 2011:** Central Frontenac Township signs the final condominium agreement. Mayor Gutowski notes relief that owners can now get deeds [17] [18].
- **Dec 14, 2011:** Frontenac County Council grants final approval to the condominium plan "on behalf of Garrison Shores Owners' Association", authorizing registration. Titles are officially cleared (many newspapers note "after almost 30 years" owners receive deeds) [16].
- **2011–Present:** Garrison Shores operates as Vacant Land Condominium Corp. No. 70. Homeowners now sell lots with clear title; association dues (about $60–$70/mo) fund year-round road maintenance, snow clearing and lake amenities [20] [19]. Central Frontenac's Official Plan continues to treat "Garrison Shores (GLSOA)" as a special policy area of roughly 53 lots [6]. As of 2025, dozens of properties have changed hands under the new condominium regime (e.g. an Ashgrove Trail lot sold in 2024 as part of Garrison Shores Condominium [19]).

**Sources:** Municipal records and news reports. Foundational information comes from a County administrative report [1] and Central Frontenac planning documents [6]. Details of the 2006–2011 process are drawn from Central Frontenac and Frontenac County Council minutes [13] [15] and contemporaneous local news [9] [17] [2]. Current association practices are illustrated by property listing information [20] [19]. Each source is cited above.

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[1] [4] [14] [24] [25] [28]
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